

1 Froyle Close, Tettenhall

THOMAS HARVEY
ESTATE AGENTS

A Deceptive Four Bedroom Two Bathroom Detached House, Occupying A Prominent Corner Position In An Exclusive Cul-De-Sac & Within Walking Distance Of Tettenhall Village, A Fantastic Opportunity For Buyers Requiring A Home To Restyle & Extend To Own Requirements!

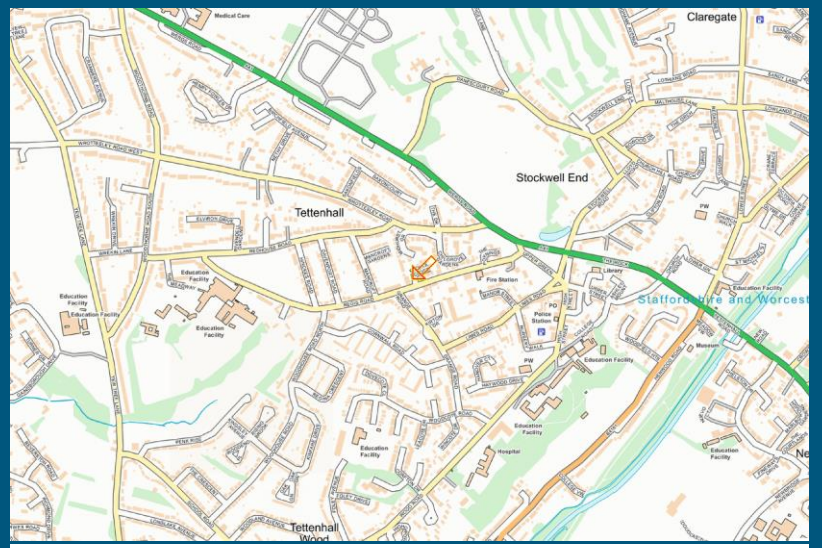
1 Froyle Close, Tettenhall, Wolverhampton, WV6 8XW
Asking Price: £495,000

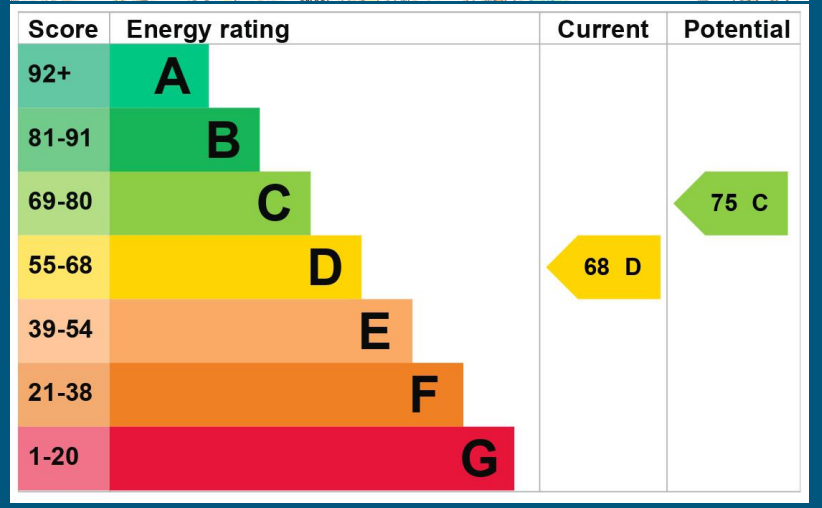
Tenure: Freehold
Council Tax: Band F – Wolverhampton
EPC Rating: D (68) No: 4736-4027-1600-0882-0296
Total Floor Area: 1,721.6 sq. feet (159.9 sq. meters) Approx.
No Upward Chain
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard/ Superfast/ Ultrafast are available
Mobile: Ofcom checker shows two of four main providers have variable coverage indoor and all four have likely coverage outdoor.

Occupying a prime corner plot in one of Tettenhall's most coveted residential pockets, this distinguished detached residence enjoys an exclusive cul-de-sac setting just off Regis Road — perfectly positioned within effortless walking distance of Tettenhall Village High Street. A rare opportunity for purchasers seeking a home with exceptional potential to restyle, reconfigure or extend (STPP), No. 1 Froyle Close combines a superb location with a generous and versatile layout.

Immaculately maintained over the years, the property offers a well-balanced floorplan of approx. 1,721.6 sq. ft., thoughtfully arranged to create a comfortable and welcoming family home. The reception porch leads into a bright entrance hall with guest cloakroom, flowing into a 20ft through living room, a separate dining room and a double-glazed conservatory overlooking the gardens. The breakfast kitchen features a traditional suite with an adjoining utility/lobby — an area offering tremendous scope for modern open-plan living if desired. An L-shaped staircase rises to the first floor, where four well-proportioned bedrooms are served by both a master ensuite and a family bathroom, each fitted with traditional suites. Externally, the property benefits from a driveway providing ample parking and access to the double-width garage. A standout feature of this home is the beautifully stocked, mature rear garden, enjoying a south-west facing aspect and landscaped to create a wonderfully private and picturesque setting. The generous corner plot also includes a screened side garden, offering further potential for extension or the creation of an additional outbuilding, subject to planning.

Froyle Close places residents within walking distance of excellent schooling in both sectors, the amenities of Tettenhall Village, Perton Centre, and Bilbrook Train Station (approx. 1.65 miles). Offered with No Upward Chain, early interest is strongly advised to secure this fantastic opportunity.





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Reception Porch: Hardwood glazed door with matching full height windows, laminate flooring and panelled ceiling. **Entrance Hall:** Internal hardwood double glazed door with opaque glazed side windows, radiator and L-Shaped staircase to first floor.

Guest Cloakroom: 4'2'' (1.28m) x 6'5'' (1.95m)
Fitted with a traditional coloured suite comprising low level WC & sink unit, radiator, part tiled walls, tiled effect vinyl flooring and extractor fan.

Living Room: 20'1'' (6.12m) x 12'7'' (3.83m max)
Marble fireplace with matching hearth & decorative surround with gas coal fire, radiator, coved ceiling, hardwood double glazed window to front, internal hardwood double doors to dining room and oak effect sliding doors to: **Conservatory: 11'4'' (3.45m) x 9ft (2.75m)**
Fitted blinds, ceiling spotlights, laminate flooring and double doors to rear garden.

Dining Room: 9'4'' (2.85m max) x 10'11'' (3.33m)
Radiator, coved ceiling and hardwood double glazed window to rear.

Breakfast Kitchen: 15'5'' (4.71m) x 10'4'' (3.16m)
Fitted with a traditional suite of matching wood units comprising a range of base cupboards, drawers & suspended wall cupboards with underlighting, worktops with 1.5 drainer sink unit, built in appliances include Bosch twin electric fan oven, dishwasher, Neff 5-ring gas hob with concealed extractor hood over & fridge freezer, radiator, tiled effect vinyl flooring and hardwood double glazed window to rear.

Utility: 7'10'' (2.38m) x 7'5'' (2.26m)
Fitted with units to match the kitchen, built in base cupboards & drawers, worktops with stainless steel single drainer sink unit, plumbing for washing machine, radiator, tiled effect vinyl flooring, loft hatch and hardwood double glazed door to rear with matching window.

First Floor Landing: Radiator, built in airing cupboard, coved ceiling and loft hatch.

Bedroom One: 20'1'' (6.13m) x 10'5'' (3.18m)
Radiator, coved ceiling and hardwood double glazed window to front. **Dressing Area**: Built in wardrobes, radiator, coved ceiling and hardwood double glazed window to rear. **Ensuite: 6'1'' (1.86m) x 5'11'' (1.80m)** Fitted with a traditional coloured suite comprising shower, pedestal wash hand basin, low level WC, radiator, tiled walls and hardwood double glazed opaque window to rear.

Bedroom Two: 10'8'' (3.26m) x 10'1'' (3.06m)
Radiator, built in triple wardrobes coved ceiling and hardwood double glazed window to front.

Bedroom Three: 9'8'' (2.95m) x 9'6'' (2.89m)
Radiator, coved ceiling and hardwood double glazed window to rear.

Bedroom Four: 6'7'' (2.00m) x 10'7'' (3.22m)
Radiator, coved ceiling and hardwood double glazed window to front.

Bathroom: 9'9'' (2.96m) x 8'9'' (2.67m)
Fitted with a traditional suite comprising panelled bath, separate shower, low level WC, pedestal wash hand basin, radiator, tiled walls and hardwood double glazed opaque window to rear.

Double Garage: 17'7'' (5.36m) x 17ft (5.17m)
Twin 'Up & Over' garage doors, power, lighting and wall mounted gas fired central heating boiler.

Rear Garden: Enjoying a south-west facing aspect, the enclosed garden comprises of a full width paved patio, shaped lawn, flowering island & boarders with a variety of shrubs & trees, exterior lighting & water, ornamental pool, green house, timber pergola, summerhouse with power & lighting and surrounding hedging & fencing with gated side entry.

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.























































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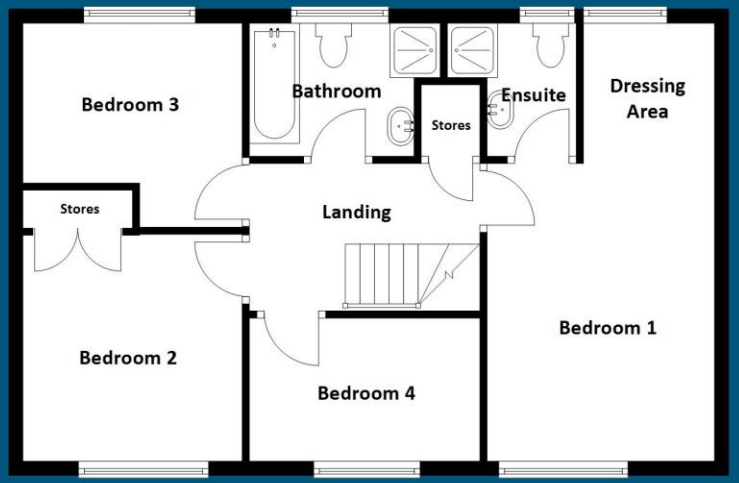
Total Floor Area: 1721.6sq feet (159.9sq metres) Approx.

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



Ground Floor

Approx.: 1091.7sq feet
(101.4sq metres)



First Floor

Approx.: 629.9sq feet
(58.5sq metres)

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PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICLUARS ARE ISSUED.

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